

**MINUTES OF THE  
SANTA FE COUNTY  
COUNTY OPEN LAND AND TRAILS PLANNING AND ADVISORY COMMITTEE  
(COLTPAC)**

**Thursday, January 21, 2010**

**1. CALL TO ORDER**

A regular meeting of the Santa Fe County Open Land and Trails Planning and Advisory Committee (COLTPAC) was called to order on the above date at approximately 6:00 p.m. by Chair Matthew McQueen at the Santa Fe County Community Projects Conference Room, 901 West Alameda, Santa Fe, New Mexico.

**2. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**Members Present**

Matthew McQueen, Chair  
Sam Pallin, Vice Chair  
Brent Bonwell  
Jan-Willem Jansens  
Judy McGowan  
Jerry Rogers  
Stephen Schoninger

**Staff Members Present**

Colleen Baker  
Beth Mills

**Members Absent**

Todd Brown  
Jack Frost  
Martin Gabaldon

**Members Excused**

Scott Stovall  
Lou Ann Hunt  
Sandra Massengill

**Others Present**

Bill Baxter  
Nicole

**3. APPROVAL OF THE AGENDA**

Dr. Mills thought the evaluation would not happen on this agenda.

Mr. Bonwell thought the disclaimer would be put on each agenda so they could go into closed session any time.

Chair McQueen pointed out that it was on the agenda. They also had members of the public present and wanted to give them a chance to speak later.

SFC CLERK RECORDED 03/01/2011

**Mr. Bonwell moved to approve the agenda. Mr. Jansens seconded the motion and it passed by unanimous voice vote.**

#### **4. APPROVAL OF MINUTES**

##### **A. December 17, 2009**

Chair McQueen requested the following changes to the minutes:

On page 3 it should say "the governmental conservation policy."

On page 6, the motion should read, "the resolution which is on for Tuesday."

Mr. Stovall did not recuse himself from that vote.

Mr. Jansens requested the following changes to the minutes:

On page 3 thought it was not what Dr. Pallin said. Dr. Pallin said that was what he said.

On page 6, he clarified that Chimayo Trail was not what he meant to say.

On page 10 it should say "eastern" not "western."

Ms. McGowan asked for a clarification on page 4, paragraph 8 regarding "what is this."

Chair McQueen explained that there were a variety of state and federal policies that normally were recited. The rest of that was accurate.

Ms. McGowan said at the top of page 5 the minutes made it sound like the County enforced a minimum size of ranch land but it was a standard that was used.

Chair McQueen said there is a minimum "Cow, calf" unit. That was where the acreage came from.

**Dr. Pallin moved to approve the December minutes as amended. Mr. Bonwell seconded the motion and it passed by unanimous voice vote.**

#### **5. ACTION ITEMS**

##### **A. Election of Chair and Vice Chair for 2010**

Chair McQueen explained that the election of officers was done annually at the January meeting.

Mr. Jansens nominated Matthew McQueen for a second term as Chair and Sam Pallin for a second term as Vice Chair.

Both members agreed to serve second terms.

**Mr. Bonwell moved to close nominations and elect both by acclamation. Mr. Jansens seconded the motion and it passed by unanimous voice vote.**

**B. Staff Request to Establish a protocol for COLTPAC to review and make recommendations on all future Santa Fe River Greenway acquisitions**

Chair McQueen reported they went out last weekend and viewed three possible acquisitions but staff had some issues regarding those properties.

Ms. Baker explained that they had not had that many properties recently to evaluate but as they put more momentum behind them, they would have several. She wanted to talk with the committee about what made the best use of the Committee's time in moving forward.

For the process, staff set up an application with all the background and then the Committee discussed it and did a site visit. But they could be doing that over and over again with similar information about them. Or they could talk about exactly what the Committee needed to see in the applications. They still needed to be evaluated and she wanted to make sure the Committee had enough information to evaluate. The questions were: how much of it did the Committee want and at what price.

Right now they had 4.5 acres that Hilgendorf and Richards owned. It was pretty much the whole piece.

A small piece that Cook owned was offered it as a donation so she didn't bring it to the Committee. She asked how the Committee wanted to move on those.

The next one was the 17 acre Boylan property. There was neither appraisal nor any commitment from him. It was not ready for evaluation.

The next one was the McMillan Property that has a house on it. Needed to know what was possible with lot line adjustments of splits. Not ready yet.

The last one was the Agua Fria Self Storage piece. This owner wanted to move fast so they needed a decision at this meeting. That was the closest one they had that was ready. She hadn't filled out applications or asked them to. Staff could fill them out.

Dr. Pallin asked if the Committee still had emergency application method.

Ms. Baker said no.

Dr. Pallin thought this was probably the only one with urgent time frame so they should concentrate on it.

Ms. McGowan asked what was urgent on it.

Ms. Baker said there was a deadline with note holder of February 2<sup>nd</sup>. They got an extension but she didn't know exactly what. The BCC would meet February 23 so that would be the fastest they could act.

Chair McQueen asked what process the Committee wanted to follow.

Ms. McGowan felt the price they were asking was way too high.

Ms. Baker said the Committee didn't have to decide on price tonight.

Ms. McGowan was also concerned about lack of a third party review.

Chair McQueen suggested they could hire an appraiser.

Ms. McGowan said that was not third party and was not adequate.

Dr. Pallin commented that when the property was in the flood plain he was not sure on appraisals. He wanted to know who the primary note holder was.

Chair McQueen preferred to discuss that in closed session. He thought the third party review was interesting but they already had a cumbersome process as it was. They also had rejected appraisals in the past. He recalled that on the McMillan property, they filled out an application and said what they felt it was worth but the Committee didn't require an appraisal to decide.

Mr. Jansens was interested to hear what Ms. Baker's needs were on process. He proposed that maybe they needed to make a plan on what was the most desired corridor for the greenway. Then they could move ahead unless there were strings attached - things that were very cheap or very urgent with some stipulation on how to deal with that in the approved plan. He supported getting some kind of template on the table with stratifications and how to deal with them.

Ms. Baker understood him to say they would decide in this corridor what would work. For properties in the corridor that were donated, just do it.

Mr. Jansens said he was distinguishing among donation and urgency. But with things like trail head or trails, they needed a couple of prominent points. In the long term focus the Committee would focus on the flagship areas.

Ms. Baker agreed that was helpful. The process was about trying to figure out how to strike when they had opportunities but to make sure they do it right.

Mr. Bonwell thought if they went through the standard evaluation these might rank fairly low in several respects. But on river projects they had water always there - animals not so much. What was important was that they were contiguous or adjacent to existing property. With limited funds, they needed to determine which ones were most important. He favored those that would extend the corridor but they

needed a way to evaluate against other river properties.

Dr. Pallin agreed the routine process didn't apply well to a string of river properties. This was different. Maybe they should abandon that process. But also just because a property ranked low didn't mean they didn't want it.

In developing a template, when a staff agreed to take on a donated property, that person took on a lot of responsibility. There might be a clean up on it or a law suit. He thought the staff member could communicate with the Committee by email and secure a positive response of at least a quorum.

Chair McQueen didn't have a problem with the donation but thought it wouldn't come up very often. Right now they were talking about just the river. He thought they had a good process and they didn't have to wait six months. The evaluation process was a very useful exercise. These properties should come to the Committee and they should be aware of where they were. The latest site visit was fantastic.

Ms. Baker said the County was going to the owners; they were not coming to the County. She didn't like telling them to fill out the cumbersome application but neither did she want to fill them out all the time. A good deal of the criteria would be redundant. Site visits were still critical. She clarified that she certainly didn't want to make those decisions for the Committee. It was a huge and costly project. But she didn't want the Committee to spend its time on the irrelevant information.

Staff always did due diligence on environment issues. Clean up did cost. They definitely needed to consider how it fit into the whole corridor.

Dr. Mills asked if members remembered voting on the entire Santa Fe River Greenway Project. If not, she asked if they would now support the concept of a continuous trail along the river. Then they could move within that structure. If it hadn't been made yet, they needed to do it.

Chair McQueen thought that sort of was done for them by the bond. He thought it was a good plan. He had spent a lot of time at the Santa Fe River and currently was on the City River Commission.

Ms. Baker recalled that in the original COLTPAC plan the river was called out.

Ms. McGowan said it was actually mapped out as a corridor.

Ms. Baker wasn't sure they ever did that motion.

Chair McQueen thought they needed to address it by the next meeting with the bond language in front of them.

Dr. Pallin didn't think they needed a special format.

Chair McQueen felt the current system gave the Committee flexibility but he would like to see all the projects ahead of time.

Ms. Baker said she wanted to bring them all but also wanted to care about the Committee's time.

Ms. McGowan thought if staff said what the purpose of that acquisition was, they might not need all the questions answered.

Mr. Bonwell suggested if they had the language they could always go into closed session when they were ready. They also needed a 1-5 scale on remediation needed. Some of them needed a lot. This Agua Fria property probably didn't need that much.

Ms. Baker agreed and they also needed to consider how contiguous it was to county property.

Mr. Bonwell asked if she wanted the members to brainstorm and send those ideas to her.

Dr. Pallin favored a special process and not the cumbersome evaluation they had. The other thing was to suggest that when they had a donation, staff email for a response to have some backup.

Chair McQueen asked the staff to keep the Committee informed. They couldn't act without a meeting but they could let staff know what they knew about the property.

Mr. Bonwell considered that the Cook property was done; Boylan wasn't ready. He asked if Hilgendorf was ready.

Ms. Baker said they were getting an appraisal right now.

Chair McQueen invited Nicole to speak.

Nicole said she was on the site visit on Saturday. She was with Camino Real River Connection and working at legislature on this. She explained that CRRC was collaboration, not a non-profit. Most of the Committee heard her spiel when they toured. Her involvement was the historicity and connection with Camino Real. It was a connection of Mexico City with Santa Fe - two royal cities. The route was actually the river. It was a swath on both sides of the river. It was significant culturally to the community and based a lot on our history and culture.

Regarding acquisitions she said she had been drawn to this part of the river because they had high density population there. To provide open space was an important characteristic between Frenchy's Field and NM599. Thousands of people had no access to it. She assumed the Committee would want every single property on the river and go for them as they were going to be sold. The McMillan property was on the open market and they were showing it to people.

Chair McQueen commented that the Agua Fria Storage property was very large and asked if she had any thoughts about how much they needed.

Nicole said there was no common meeting place and no plaza in that community and this might

provide that meeting place. She had never thought about all of it being County open space but the corridor certainly. There was no open space on either side of Agua Fria so it would be good for community meeting and maybe a trail head. She was excited about the McMillan property because it was adjacent to Plants of the Southwest. She felt they had had more trouble spending the money that they had getting it. So they should worry less about spending the money.

Chair McQueen asked if there were appropriations there to use.

Ms. Baker said they were frozen. They lost some funds because they didn't use them. There was \$55,000 that they lost or were frozen. There was also \$250,000 for the bridge that was frozen. Another \$390,000 was supposed to come to the County but went to the City instead and was also frozen. That was a mistake.

Dr. Pallin asked about funds available that were in the paper.

Ms. Baker said they were aware of it. They had tried to go after different funds for the river rather than use general open space money. They had been using that money to support county wide projects. That was why CRRC had been instrumental in getting state money and grants. They wouldn't take all the open space money for the river. She explained that the federal funds in the paper came down through NPS.

Nicole commented that they hadn't done any acquisitions for a long time. The last was the Community Farm.

## **6. CLOSED SESSION Pursuant to Section 10-15-1 H (8)**

### **A. Discussion of Pending Acquisitions on the Santa Fe River Greenway**

**Dr. Pallin moved to go into closed session pursuant to Section 10-15-1 H (8) NMSA 1978 to discuss acquisition of real property. Mr. Jansens seconded the motion and it passed by unanimous voice vote.**

The discussion during the closed session was not transcribed into the minutes.

**Mr. Bonwell moved to return to open session. Dr. Pallin seconded the motion and it passed by unanimous voice vote.**

Chair McQueen stated that during the closed session no actions were taken and the only matters discussed pertained to the acquisition of real property pursuant to Section 10-15-1 H (8).

## **7. MATTERS FROM OPEN TRAILS AND TRAILS STAFF**

### **A. Update on Bentley Application**

Dr. Mills said they had an appraiser actively working on it now. The deadline was February 5 and they should be able to consider it at the next meeting. The owner wanted to go ahead with the sale to the County.

### **B. Update on Sustainable Land Development Plan and Scheduling of Pot Luck for February**

Dr. Mills was reviewing a section of the Plan in which significant changes needed to be made. She was making those changes and would send it back to County Planning tomorrow. So they should schedule by email a response or agree at the next meeting to meet more informally and discuss the final draft. She said the changes needed were all over the place.

Ms. Baker agreed that it came back and was not anywhere like what the staff asked.

Chair McQueen asked her to send it again.

### **C. Update on Rail Trail**

Ms. Baker said the design contract was on the way.

Mr. Bonwell wanted to comment on it and asked to whom he should address them.

Ms. Baker said they should go to Ms. Moore.

## **8. MATTERS FROM THE COMMITTEE**

Chair McQueen asked if there were any new members.

Dr. Mills said she got a resignation from Lou Ann Hunt and would be asking Martin Gabaldon for a resignation. So two new appointments in April and Mr. Rogers and Mr. Schoninger were up for reappointment.

Mr. Jansens said the meeting about the wildlife corridor that was to have been last week would be held on Thursday at the Audubon Center at 6:00 p.m.

## **9. ADJOURN**



Dr. Pallin moved to adjourn the meeting. Mr. Jansens seconded the motion and it passed by unanimous voice vote.

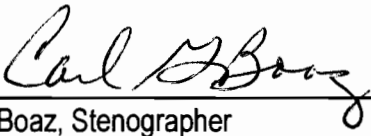
The meeting was adjourned at 8:15 p.m.

Approved by:



Matthew McQueen, Chair

Submitted by:

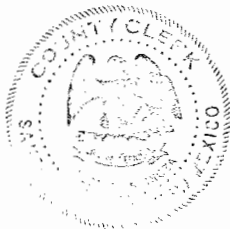
  
Carl Boaz, Stenographer

SFC CLERK RECORDED 03/01/2011

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

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I Hereby Certify That This Instrument Was Filed for  
Record On The 1ST Day Of March, 2011 at 02:45:46 PM  
And Was Duly Recorded as Instrument # 1628303  
Of The Records Of Santa Fe County



Witness My Hand And Seal Of Office  
Valerie Espinoza  
Deputy \_\_\_\_\_ County Clerk, Santa Fe, NM

